

Council Connection



Upcoming meetings:

- Transportation Commission, 6 p.m. Jan. 20
- Human Rights & Relations Commission, 7 p.m. Jan. 25
- Planning Commission, 7 p.m. Jan. 26
- Art Center Board, 4:30 p.m. Jan. 27
- HRA & City Council, 7 p.m. Feb. 1

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We'd like to hear from you ...

If you have any comments, call Communications & Marketing Director Jennifer Bennerotte at 952-833-9520. The text of this publication will be available online at www.CityofEdina.com.



A summary of the Jan. 18 Edina City Council & HRA meeting

Council weighs pros and cons of easements for Jerry's redevelopment

At a work session prior to its regular meeting, the Council reviewed Jerry's Enterprises redevelopment plans and requests for restated easements.

Jerry's would like to sell its northerly parcel on Vernon Avenue to Walgreens. Walgreens would then remodel and move in to the Jerry's Do-It Best Hardware building and adjacent stores. Jerry's Hardware would move into the existing Olson Bros. Pharmacy space next to the supermarket. The uses are permitted and no site plan review is required by the Planning Commission or City Council.

However, Jerry's has requested that the Edina Housing and Redevelopment Authority, as property owner of Edina Liquor - Grandview and the ramp on Vernon Avenue, consider amendments to the existing easements. The City has also been asked to give Walgreens exclusive use of 32 spaces in the northerly parcel, though Edina Liquor customers currently use some of those spaces.

Council Members expressed some concerns with circulation and its loss of parking in the area.

The HRA was scheduled to act on the restatement easement and parking ramp agreement, but Jerry's asked that the matter be tabled while negotiations continue.

Council hears request for new TIF district

Also at its work session, the Council considered a request for tax-increment financing (TIF) for The Waters Senior Living housing project.

Shelter Corporation, the developer of the project on the Colonial Church site, has requested TIF in order to provide 28 units of affordable housing. After the development is built, it is anticipated that approximately \$225,000 of property taxes will be paid each year.

Should the TIF district be approved, approximately \$80,000 of those taxes will immediately be payable to the city, County and school district as "base taxes." The remaining \$175,000 of incremental taxes is available each year for the redevelopment. Shelter has stated that it will reduce rents in an amount equal to \$350,000 per year. Therefore, 50 percent of the costs of the affordability will be covered by the TIF.

The City has established a goal with the Metropolitan Council to provide 138 to 212 units of affordable housing before 2020. This project would provide a good start in attempting to meet the Met Council goal.

The Council will continue consideration of the request for a TIF district at a future meeting.

Council approves two street reconstruction projects

The Council approved two neighborhood street reconstruction projects.

Sections of Brookview Avenue, Dever Drive, Kellogg Avenue, Kellogg Place, Oaklawn Avenue, Park Place and Woodcrest Drive will be reconstructed as part of the Minnehaha Woods Neighborhood Roadway Improvements. New concrete curb and gutters will be added as part of the project. The estimated project cost is \$3.121 million, which will be funded by special assessments. The estimated cost per assessable lot is \$16,300 per residential equivalent unit (REU).

As part of the Carson's Hill Neighborhood Roadway Improvements, sections of Eden Prairie Road, Heather Lane, Highwood Drive, Idylwood Drive, Jeffrey Lane, Kaymar Drive, Leslee Lane, Pine Grove Road and Saxony Road will be reconstructed. The estimated project cost is \$1.5 million, which will be funded by special assessments. The estimated cost per lot is \$9,260 per REU.

The Council also held a public hearing on a reconstruction project in

the Golf Terrace Neighborhood, but tabled the matter until Feb. 15, giving staff additional time to research stormwater issues.

Council begins consideration of Veterans Memorial

The Council granted first reading to an ordinance establishing a Veterans Memorial.

State law requires that cities that intend to construct, equip, maintain, supervise and control a Veterans Memorial must approve an ordinance specifying the intent and location of the memorial.

Four sites were considered for a Veterans Memorial in Edina, but Utley Park at 50th Street and Wooddale Avenue was recommended by the Veterans Memorial Committee and Park Board. The site was chosen because of its visibility, serene space to accommodate private reflection, adequate space for formal ceremonies, accessible parking, shade and access to public restrooms.

Next month, the Council will again consider the ordinance and will also weigh an agreement regarding the scope of the project and fundraising efforts.

City approves contracts with Local 49

The Council approved contracts for 2010 and 2011 with the Local 49 bargaining unit.

49ers will receive a half-percent cost-of-living adjustment for 2010 and a 1 percent increase for 2011. In addition, the City will contribute \$775 per month for 2010 and \$800 per month in 2011 for the City-provided employee benefit coverage and life insurance and for optional benefits offered by the City through its flexible benefit plan.

The City has yet to settle contracts with three of its other five bargaining units.